

CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
for
ROSS AVE HEIGHTS CONDOMINIUM ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The undersigned, being the Managing Agent of Ross Ave Heights Condominium Association, Inc., a non-profit corporation (the "**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Condominium: The name of the condominium is Ross Ave Heights.
2. Name of Association: The name of the Association is Ross Ave Heights Condominium Association, Inc.
3. Location of Condominium:
 - a. Lot 7A, Block 3/506, Ross Avenue Brownstones, a condominium in Dallas County, Texas according to the map or plat thereof recorded under Document No. 20070230962 of the Map Records of Dallas County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration*:
 - a. Documents:
 - (1) Declaration of Ross Ave Heights Condominium.
 - (2) First Amendment to the Declaration of Ross Ave Heights Condominium.
 - (3) Second Amendment to the Declaration of Ross Ave Heights Condominium.
 - (4) Third Amendment to the Declaration of Ross Ave Heights Condominium.
 - b. Recording Information:
 - (1) Dallas County Clerk's File No. 201700344291.
 - (2) Dallas County Clerk's File No. 201700278664.
 - (3) Dallas County Clerk's File No. 201800069732.
 - (4) Dallas County Clerk's File No. 201800190959.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Ross Ave Heights Condominium Association, Inc. c/o Beverly Coghlan, 1024 S Greenville Ave., Ste. 230, Allen, TX 75013.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

Ross Ave Heights Condominium Association, Inc.
c/o Beverly Coghlan
1024 S Greenville Ave., Ste. 230
Allen, TX 75013
972.359.1548
managementcertificate@nmitx.com

7. The Association's Dedicatory Instruments are available to Members online at:
<https://neighborhoodmanagement.com>

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Transfer Fee	\$ 250.00
Resale certificate Update	\$ 75.00
Working Capital Fee	Fee amount equal to 2 months of assessments

For all resale and refinance information please go to <https://www.homewisedocs.com/>.

Executed on this 4th day of October, 2021.

ROSS AVE HEIGHTS CONDOMINIUM ASSOCIATION, INC.

By: Beverly Coghlan
Printed: Beverly Coghlan
Its: Agent

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS

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COUNTY OF Collin

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BEFORE ME, the undersigned notary public, on this 4th day of October, 2021 personally appeared Beverly Coghlan, Managing Agent of Ross Ave Heights Condominium Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

Deann Weeks

Notary Public in and for the State of Texas

